

# WHS & HANMER SCHOOL BUILDING COMMITTEE

## MEETING MINUTES

### Monday, July 22, 2013

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		7:15 p.m.
	Steven Barry			x
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
<b>Liaison Present</b>	David Drake, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	John Cascio, Bd. Of Education			x
<b>Staff Present</b>				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools			x
	Tom Moore, WHS Principal	x		
	Fred Bushey, Dir of Maintenance			x
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services			x
	Linda, Savitsky, Finance Director			x
	Keith Rafaniello, Board of Ed			x
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari	x		
	Lorel H. Purcell, O&G Construction	x		
	C. Hoffman, Hartford Courant	x		

**Call to Order:** Chairwoman Fortunato called the Meeting to order at 6:35 p.m. in Conference Room #1 at Wethersfield Town Hall.

#### 1. Public Comments: - none

#### 2. Approval of Minutes:

a. Minutes of the July 8, 2013 meeting\*

Motion was made by Peter Gardow seconded by Dan Camilliere; Discussion – Frank made mention that there is a typo of 2 old businesses 5 & 7 one needs to be removed.

**All present voted in favor; Diane Fitzpatrick abstained.**

#### 3. Expenditures:

a. Recommend Bid 1.02 Rejection, Site work, Colossale Concrete Inc. – see letter dated 7-15-13\* Due to a math error on Colossale's bid, they are withdrawing their bid, the second lowest bidder is excessively over budget. Lorel stated due to this fact, the Committee will need to reject all the bids and rebid the Site Work. Peter Gardow made the motion to accept Colossale's withdrawal, Seconded by Diane Fitzpatrick; Discussion – none

**All present voted in favor.**

**b. Recommend Bid 1.03 Award, Concrete for Additions, \$ 453,000.base plus \$29,700 Alt # 2 and 3 to (\$482,700 total) Waterbury Masonry & Foundation.**

The Student Entrance Canopy and the Community Entrance Canopy were bid as alternatives with the base contract, in doing so they can be taken out if money prohibits.

Motion by Diane Fitzpatrick to accept this bid in the amount of \$453,000 base price plus \$29,700 for Alt 2 & 3 for a total of \$482,700; seconded by Dan Camilliere; Discussion – Lorel discussed the scope of the concrete portion of the project. **All present voted in favor.**

**c. Recommend Bid 1.04 Award, Structural Steel for Additions, \$786,000 base plus \$156,000 Alt #2 and 3 to United Steel - (\$942,000 total) - Lorel stated this came in approximately \$56,000 over budget, she stated we have until December 1<sup>st</sup> to back out the alternates if needed.**

Frank Dellaripa made a motion to accept this bid in the amount of \$786,000 base plus \$156,000 for Alt. #2 & 3. Seconded by Peter Gardow; Discussion - none

**All present voted in favor.**

**d. Hartford Courant Invoice RFQ and Phase 1 bids, Inv. #cu00254252 June 14 & June 27, 2013, \$1599.39**

Diane Fitzpatrick made the motion to pay this invoice, seconded by Dan Camilliere; Discussion – none. **All present voted in favor.**

**e. O&G, Invoice #1, July 9, 2013, \$92,500.00 (50% completed-preconstruction phase)**

Frank Dellaripa made the motion by to pay this invoice, seconded by Diane Fitzpatrick; Discussion – none. **All present voted in favor.**

**f. Recommend Selection of firm for Construction Administration of Hazardous Material Abatement (Subcommittee will present recommendations at meeting).** Mike stated that they had interviewed the 4 firms that responded to the RFQ today. Two firms were shortlisted; Fuss & O'Neill & TRC. These two firms are deemed the most qualified and they submitted cost proposals and unit prices for what they think the project scope. A recommendation to the Committee will be given by the next meeting. Motion by Peter Gardow to table this, seconded by Frank Dellaripa; Discussion – none

**All present voted in favor.**

**g. Recommend selection of Third Party Code Review\***

Chairwoman Fortunato stated that State of Connecticut PCT Review lasted 3 days and while there they were told it would take over 65 days to get a response from them regarding the Phase 2 plans. This being the case and in order to stay on schedule Town needs to hire a firm that can do a third party code review. Four bid responses were received, out of the 4 bids submitted; the State has only heard and had dealings with one of them Pierz Associates. Their bid was \$48,500 for this service and can do it within 30 days which will keep the project on schedule. The question was raised of how much per drawing is it, Rusty stated there are approximately 800 drawings, this company is only going over Phase 2 drawings. Dan Camilliere made the motion to hire Pierz Associates for the cost of \$48,500, seconded by Frank Dellaripa; Discussion – none. **All present voted in favor.**

**h. Authorize quote electrical contractor for O&G trailer hookup (O&G to bring quotes to meeting) Joe Bordieri - \$8300.00 & MAO electric \$7,600. Lorel stated this is the electrical service for the Construction Trailers of O&G and other vendors. Motion by Diane Fitzpatrick to award the quote for temporary service to O&G's trailer to MAO Electric seconded by Dan Camilliere; Discussion – none**  
**All present voted in favor.**

4. **Correspondence:** EPA review comments of SIP Plan\* (For Info Only) – Mike stated this is posted so people can read it. Fuss & O'Neill is preparing a response.

## 5. Old Business:

### Committee Reports:

**Site-work / Construction:** Frank stated the MDC staff raised an issue with a water main, there are 2 of them in the ground, but one of them is closed off. TO design was concerned regarding removing a MDC water main and only replacing one of them. Frank said it was all worked out.

**Communications:** Diane stated it has been rescheduled until August 12 at 6:00. Christine asked about when the Ground Breaking ceremony will be, Mike Emmett is working on it. Lorel stated as of now, September 18th is the new site construction start date. Diane stated that the Ceremony should be the 1<sup>st</sup> or 2<sup>nd</sup> week of September then.

**Technology/Furniture:** Mr. Moore stated that they haven't met recently. The PCT for Phase 3 FF&E meeting will be on 9/25/13 at 9:00 a.m.

**Energy:** Peter had no report.

**Finance:** Christine stated they had met prior to this meeting and there is a request to add a change order to our Agenda regarding payment of the recording secretary. Diane made the motion, to make payment to the recording secretary for 78.75 hours of time to date, seconded by Ed Brymer.

Discussion: Christine proposed that the Town Staff handle future payments through payroll and Finance can send a quarterly report to the Committee. **All present voted in favor.**

Christine also stated that a motion is needed to approve a reduction on the Special Testing Labs PO which was approved in the amount of not to exceed \$125,000. Unfortunately, this exceeded the budget due to a PO that had been set up for Quisenberry to pay for special inspection services by Perrone Zadjia.

Diane Fitzpatrick made the motion to amend the PO to Special Testing Labs to reflect the amount of not to exceed \$105,000; Dan Camilliere seconded it. Discussion – none. **All present voted in favor.**

It was asked to add a heading for Change Orders on future Agenda.

The next Finance meeting will be at 5:00 p.m. on 8/26/13.

## 6. Architect/CM Information:

### a. Discussions of PCT meetings 7-16 and 7-17 & 7/22

Mike stated the meetings went well, nothing major. Some of the items that were mentioned were modifications on the wheel chair lift, a need for a unisex shower in the pool area, a concern regarding the height of the benches in the locker room; an issue with where the exit signs on doors have to go and questions regarding the controls on the kitchen equipment. They made a recommendation on door hardware that may save us money. Rusty said the will work through the items.

### b. Discussion of site work rebid vs. schedule

Lorel stated that since Colossale withdrew their bid, and she couldn't negotiate with the second bidder this can be rebid as soon as the Town Council rejects the bids on 7/23/13. If this happens a legal notice will be in the paper by Thursday and the bid response will be due 2 weeks from then. Since all the bids came in over budget, the best way to handle this is to change some of the scope of the job.

Diane Fitzpatrick made the motion to reject the Site Work bids and to recommend to the Town Council to rebid them; seconded by Dan Camilliere. **All present voted in favor.**

Diane asked if we could do anything with Colossale's bid bond to pay for the additional cost to rebid the Site Work. It could cost another \$2,000 to send it out again it would be nice to be able to recoup the bid costs.

Diane Fitzpatrick made the motion to have the Town Manager inquire regarding this and report to Council if we can recoup the rebid costs through the bid bond; seconded by Dan Camilliere; Discussion – none. **All present voted in favor.**

c. Approve new list of site work Bid Alternates and authorize Rebids

Lorel went over the VE items on the hand out dated 7/17/13 that she would like to bid as Add Alternates for the Site re-bid. She stated that they tried to save money by amending some of the items that were in the original design. Some of the items were:

Reduce bleacher scope – new bleachers just keep the same amount of seats.

Storm pipe under baseball field, use HDPE pipe.

Concrete curb cast in place

Eliminate decorative boulders.

Delete some of the Concrete Benches, Rusty will look into this. **Make this a scope reduction.**

Colored concrete striping- make this an add alternative.

Delete Eagle Drive curbing & sidewalk- mill in place and still do a conc. side walk.

Masonry Pillars and gates going to the Fields – make this an add alternate; Mr. Moore feels very strongly about keeping this.

Reduce landscaping by 30%

**Reduce 20 foot fence down to 8 foot height (VE scope change)**

**Due to site work bids over budget and the value engineering by the towns architect and construction manager, Diane Fitzpatrick made a motion that the committee accept the Add Alternates and eliminations of value engineer items as outlined, seconded by Dan Camilliere. All present voted in favor.**

Christine asked does anyone have any issues with these. A question was raised regarding the change in the fencing around the mechanical enclosure and if that is something P&Z needs to approve if we change it. We will be doing noise measurements to make sure the noise level is within the limit.

The next item Lorel spoke about was the Track, making this an add alternate. Ed stated he is against doing that, the track has to be replaced it is in disrepair. Also, Lorel stated that if they reduce the asphalt thickness in the Parking Lots (top layer) approximately ½ inch it would be a savings of \$100,000. It would still be thicker in the areas that the buses and trucks will be utilizing.

Diane Fitzpatrick made the motion to make this an add alternate, Dan Camilliere seconded it.

Discussion – none. **All present voted** in favor except Ed Brymer who opposed.

Lorel stated she is hoping the second time the bids would be more competitive. The total number of add alternates will be 9.

## **7. Old Business**

a. Authorization BVH for building envelope testing (Tabled awaiting revised list)

## **8. Other Business**

a. Amend Resolution for EDO 42 to include BOE Storage

**Diane Fitzpatrick** made the motion to amend the resolution of the EDO 42 to include the Board of Education storage, Dan Camilliere seconded it; **All present voted in favor.**

## **9. Upcoming Dates**

- a. August 12, 2013 Regular Building Committee meeting – The committee should be able to approve site bidders at this meeting.
- b. July 23, 2013 Special Town Council meeting- bid awards, Mike Turner, Christine, Lorel, and Ed will attend.

Mike Turner shared with the Committee that the Grant Commitment letter from the State DAS bond commission was received.

**10. Adjourn:**

Motion made by Frank Dellaripa seconded by Dan Camilliere to adjourn.

**All present voted in favor.**

Meeting adjourned at 8:26 p.m.

**Next Meeting is on Monday August 12, 2013 at 6:30 in Room 210 at Wethersfield High School.**

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

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**Diane Fitzpatrick, Clerk**